



# Administrative Report

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N.2., File #19-0393

Council Action Date: 11/5/2019

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**To: MAYOR AND CITY COUNCIL**  
**From: TED SEMAAN, PUBLIC WORKS DIRECTOR**

## **TITLE**

DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION FOR BIDDING THE REDONDO BEACH TRANSIT CENTER PROJECT, JOB NO. 20120

## **EXECUTIVE SUMMARY**

The plans and specifications for the Redondo Beach Transit Center Project (Project) were approved by City Council on May 15, 2018 and the Project was subsequently advertised for competitive bidding. On July 19, 2018, the City received and opened five bids for the Project. The apparent low bid for the Project exceeded the appropriated funding by nearly \$2 Million. On September 18, 2018, the City Council rejected all bids and directed Staff to seek additional Los Angeles County Metropolitan Transportation Authority (Metro) funding. Staff applied for additional funding through the South Bay Cities Council of Governments (SBCCOG) and, on September 26, 2019, the Metro Board of Directors approved \$4.5 million in Regional Measure M Funds for the Project bringing the total available Project budget for the Transit Center (Phases 1 and 2) to \$11.3 million. The Funding Agreement will be brought to the City Council for approval once it is received from Metro and prior to the award of the construction contract.

## **BACKGROUND**

The City began project planning and engineering work on the Project in July 2009. In the middle of the design effort, Building Code requirements were updated by the State necessitating significant changes to the Transit Center's structural design. The design consultant finally completed design work in late 2016. An engineer's estimate was also completed at that time, based on calculations made in November 2015. Completion of design was followed by a period of finalizing all necessary approvals and permits with local, State and Federal agencies since that time and the completion of the property exchange agreements to complete the Project.

On May 15, 2018, the City Council approved the property exchange documents, approved the Project plans and specifications and authorized the City Clerk to advertise the Project for competitive bidding. The funding scheme developed up to that time included \$6,852,000 available for construction (including 10% contingency), based on the 2015 engineer's estimate and escalated by just over 4% for inflation since November 2015.

On July 19, 2018, the City Clerk's office received and opened five bids for the Project. The \$8,931,704 bid from the apparent low bidder, RAL Investment DBA Silverstand Construction,

exceeded available funding by over \$2 Million, meaning the project could not be completed within the appropriated funding. Based on the bids received, it was apparent that the engineer's estimate from 2015 severely underestimated the Project costs.

On September 18, 2018, the City Council rejected all bids and directed Staff to seek additional Los Angeles County Metropolitan Transportation Authority (Metro) funding. Staff applied for additional funding through the South Bay Cities Council of Governments (SBCCOG) and, on September 26, 2019, the Metro Board of Directors approved \$4.5 million in Regional Measure M Funds for the Project. The Funding Agreement will be brought to the City Council for approval once it is received from Metro and prior to the award of the construction contract.

### Project Schedule

The following schedule highlights some anticipated remaining Project milestones:

- |  |               |
|--|---------------|
| • Authorize Bidding (Phases 1 and 2)                   | November 2019 |
| • Approve All Project Professional Services Contracts  | January 2020  |
| • Bid Opening (Phases 1 and 2)                         | February 2020 |
| • Award of Construction Contract (Phases 1 and 2)      | April 2020    |
| • Construction Contract Notice to Proceed Issued (1&2) | June 2020     |
| • Approval of Plans and Specifications (Phase 3)       | Winter 2021   |
| • Phase 3 Award and Notice to Proceed (Phase 3)        | Spring 2021   |
| • Notice of Completion (Phases 1 and 2)                | Fall 2021     |
| • Notice of Completion (Phase 3)                       | Fall 2021     |

### Project Scope

Phase 1 - The first phase of the Project includes construction of the new transit center at 1521 Kingsdale Avenue in Redondo Beach, southwest of the South Bay Galleria (directly south of Target). Amenities at the new transit center include 12 bus bays, a passenger waiting area, an information kiosk, automated ticket machine, a driver operator lounge, site artwork, and a traffic signal at the entry. The proposed Project also provides 339 parking spaces and bicycle facilities on City property directly west of the transit maintenance facility. The completed transit site will consist of two legal lots, including the 1.22-acre lot (currently owned by the Galleria) and the 5.31-acre lot (owned by the City). Once the two lots are combined, the new site will total 6.53 acres in size.

Phase 2 - The second phase of the Project includes installation of a second dedicated northbound right turn lane on Kingsdale Avenue at Artesia Boulevard beginning just north of the intersection at Grant Avenue and a partial street realignment. Phase 2 also includes landscaping, utility relocation, flatwork and street lighting improvements along the sidewalk on the east side of Kingsdale Avenue. The right of way realignment and second right turn lane, made possible by the relocation of the transit center, is expected to significantly improve traffic flow and safety along Kingsdale Avenue. The enhancements to the sidewalk will further provide a buffer between residential areas to the west of Kingsdale Avenue and the commercial and parking area to the east of Kingsdale Avenue and will

greatly beautify the area.

Phase 3 - The third and final phase of the Project includes resurfacing and other ancillary street improvements on Kingsdale Avenue, south of Grant Avenue and restriping on 182nd Street.

The contract documents for Phases 1 and 2 have been bundled for advertisement and construction because they were prepared by an outside firm. Construction documents for the third phase of the project will be developed in house, similar to most of our resurfacing projects. Plans and specifications for Phase 3 will be presented to City Council during construction of Phases 1 and 2, in time for that work to begin at the immediate conclusion of Phase 2.

### **COORDINATION**

This Project has been fully coordinated with the City Attorney's Office and the Community Services, Community Development, Public Works, Fire, and Police Departments, as well as the Federal Transit Administration (FTA) and the Los Angeles County Metropolitan Transportation Authority (Metro).

### **FISCAL IMPACT**

The Transit Center funding sources include restricted transportation and grant funds and will not divert funds from other Capital Projects in the City.

#### **Funding**

Ph. 1 - Transit Center

Federal Grants \$ 2,697,754

Prop. C (Local) \$ 2,107,500

Regional Measure M \$ 4,500,000

(New)

Measure M (Local) \$ 865,000

Ph. 2 - Kingsdale

N of Grant

Regional Measure R \$ 992,000

Prop. C (Local) \$ 140,000

**Phases 1 & 2 Subtotal \$11,302,254**

#### **Expenditures**

Construction Estimate

Phase 1 & 2 \$ 9,000,000

Contingency (10%) \$ 900,000

PM & Eng. Support \$ 452,254

CM & Inspection \$ 950,000

**Phases 1 & 2 Subtotal \$11,302,254**

Ph. 3 - Kingsdale

S of Grant

Prop C \$ 460,000 Phase 3 \$ 750,000

Measure R \$ 400,000 Contingency (10%) \$ 75,000

CM & Inspection \$ 35,000

**Phase 3 Subtotal \$ 860,000 Phase 3 Subtotal \$ 860,000**

**Phases 1, 2 & 3 Total \$12,162,254 Phases 1, 2 & 3 Total \$12,162,254**

### **APPROVED BY:**

*Joe Hoefgen, City Manager*